

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2352/OF1
2.	<b>Proposed Development:</b>	PRIOR APPROVAL FOR STONE ACCESS AND CONCRETE OVER EXISTING LANE & YARD FOR AGRICULTURAL USE
3.	<b>Location:</b>	YEORTON HALL FARM, OAKLANDS, EGREMONT
4.	<b>Parish:</b>	Haile
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
6.	<b>Publicity Representations &amp;Policy</b>	None required.
7.	<b>Report:</b>  <b>Site and Location:</b>  This application site relates to Yeorton Hall Farm.  The site is accessed along a private track off Yeorton Brow, located to the south of Egremont.  <b>Proposal:</b>  This application comprises an application to determine if prior approval is required for the proposed formation, alteration and maintenance of private ways for agricultural use under the provisions of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).  The proposed comprises the surfacing of the farmyard, adjacent to an existing farm building and the formation of an access track within the field, adjacent to the main farm vehicle access.  The access road will be erected out of stone and the farmyard will be surfaced with concrete.	

**Relevant Legislation**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015).

**Assessment:**

The agricultural units extends to 177 ha; therefore, the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are applicable.

The provision of Schedule 2, Part 6, Class A of the GPDO 2015 are considered in turn below:

In respect of the provisions of A. –

The proposed comprises the concreting of the existing farmyard and part of the adjacent field.

The works comprise an engineering operation.

It is stated that the works are required to allow cows to leave and enter the farmyard for milking by a single farmhand, as route will be separate to main farm vehicle access and the concrete yard will reduce the risk of contamination into the watercourse.

In respect of the provisions of A.1 -

- (a) The development is not to be carried out on the separate parcel of land which is less than 1 hectare in area;
- (b) The development does not relate to the erection of extension of an agricultural building;
- (c) The development does not consist of, or include, the erection, extension or alteration of a dwelling;
- (d) The proposed access road will be used for milking and the concrete yard will reduce the risk of contamination from farm waste running into the watercourse and therefore the works are designed for agricultural purposes;
- (e) The development does not comprises that referenced in (i) or (ii);
- (f) The height of the development is 0.3m;
- (g) The height of the development is 0.3m;
- (h) The development is not within 25 metres of the metalled part of a trunk road or classified road.
- (i) The development does not relate to the accommodation of livestock or the storage of slurry or sewage sludge.
- (j) The development does not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.
- (k) The development does not relate to a building for storing fuel for or waste from a biomass

	<p>boiler or an anaerobic digestion system.</p> <p>In respect of the relevant provisions of A.2 -</p> <p>(1) (a) Not applicable. (b) Not proposed. (c) All waste to remain on site.</p> <p>(2) An application to determine if prior approval is required (current application) has been submitted and the development has not commenced.</p> <p>(3) Not applicable. (4) Not applicable. (5) Not applicable. (6) Not applicable. (7) Not required until the development is substantially completed.</p> <p>The proposed surfacing relates to the existing farmyard and agricultural field and it will be built out of a suitable material. The works will be viewed in the context of the existing farm complex and this will therefore minimise the impact of the development on the surrounding area.</p> <p>The siting of the development is acceptable.</p> <p>The proposed stone and concrete surface are an appropriate form of agricultural development.</p> <p><b>Conclusion</b></p> <p>The requirements of the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are achieved.</p> <p>The siting of the development is acceptable.</p> <p>The proposed stone and concrete surface are an appropriate form of agricultural development.</p> <p>Prior approval is not required.</p>	
8.	<p><b>Recommendation:</b> Approve Notice of Intention</p>	
Case Officer: C. Unsworth		Date : 01/09/2021
Authorising Officer: N.J. Hayhurst		Date : 01/09/2021
Dedicated responses to:- N/A		

